094.0	0007	0001.0	1 of 1	Commercial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	801,900 / 801,900
					USE VALUE:	801,900 / 801,900
					ASSESSED:	801,900 / 801,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
493		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CALDER CAROLE
Owner 2:	
Owner 3:	
Street 1:	493 SUMMER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .197 Sq. Ft. of land mainly classified as Daycare with a School Building built about 1950, having primarily Conc. Block Exterior and 3648 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
352	8569.000	210,800		591,100	801,900
Total Card	0.197	210,800		591,100	801,900
Total Parcel	0.197	210,800		591,100	801,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 219.82 /Parcel: 219.82

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	61890
GIS Ref	
GIS Ref	
Insp Date	09/10/18

!7762!

PREVIOUS ASSESSMENT

Parcel ID: 094.0-0007-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	352	FV	210,800	0	8,569.	591,100	801,900		Year end	12/23/2021
2021	352	FV	210,800	0	8,569.	581,500	792,300		Year End Roll	12/10/2020
2020	352	FV	210,800	0	8,569.	572,000	782,800	782,800	Year End Roll	12/18/2019
2019	352	FV	205,100	0	8,569.	533,900	739,000	739,000	Year End Roll	1/3/2019
2018	352	FV	204,300	0	8,569.	476,700	681,000	681,000	Year End Roll	12/20/2017
2017	352	FV	204,300	0	8,569.	419,500	623,800	623,800	Year End Roll	1/3/2017
2016	352	FV	204,300	0	8,569.	314,600	518,900	518,900	Year End	1/4/2016
2015	352	FV	204,300	0	8,569.	286,000	490,300	490,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:08:07

LAST REV

Date	Time
11/23/21	14:52:20
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7762

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILGREN ELIZABE	23618-133		9/2/1993		340,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/8/2009	456	Re-Roof	10,300					

ACTIVITY INFORMATION

Date	Result	By	Name
3/29/2021	I & E Return	MM	Mary M
5/28/2019	I & E Return	MM	Mary M
9/10/2018	MEAS&NOTICE	PH	Patrick H
3/21/2017	I & E Return	MM	Mary M
4/5/2016	I & E Return	MM	Mary M
3/11/2009	Info At Door	197	PATRIOT
1/28/2000	Meas/Inspect	197	PATRIOT
8/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	61890
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
352	Daycare		8569		Sq. Ft.	Site		0	31.	2.23	CA									591,055						591,100	

Total AC/HA:	0.19672	Total SF/SM:	8569	Parcel LUC:	352	Daycare	Prime NB Desc	COMM AVG	Total: 591,055	Spl Credit	Total: 591,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	58 - School		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:	T - Other	50.	%
Economic:			%
Special:			%
Override:			%
	Total:	67.5	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.25000000
Const Adj.:	0.92188799
Adj $ / SQ:	207.425
Other Features:	22527
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	648515
Depreciation:	437747
Depreciated Total:	210767

COMMENTS

GREAT EXPECTATIONS PRE-SCHOOL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

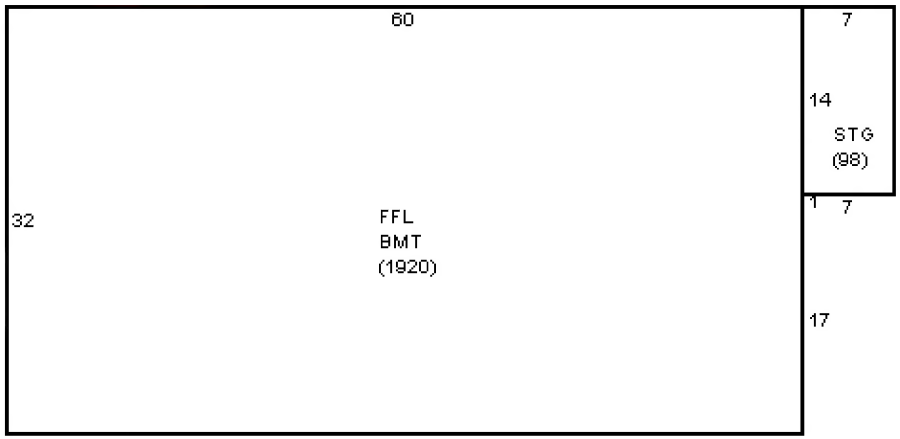
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	207.42
Special Features:	0	Val/Su Net:	53.53
Final Total:	210800	Val/Su SzAd	109.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,920	118.230	227,006
FFL	First Floor	1,920	207.420	398,256
STG	Storage	98	7.410	726

Net Sketched Area:	3,938			Total:	625,988
Size Ad	1920	Gross Area	3938	FinArea	3648

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	90		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

094.0-0007-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	